

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Joaquin County

State: CA

PJ's Total HOME Allocation Received: \$25,056,438

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	<div>94.02 %</div>	<div>93.35 %</div>	<div>36</div>	<div>93.41 %</div>	<div>56</div>	<div>53</div>	
% of Funds Disbursed	<div>82.11 %</div>	<div>85.12 %</div>	<div>53</div>	<div>84.68 %</div>	<div>25</div>	<div>29</div>	
Leveraging Ratio for Rental Activities	<div>3.61</div>	<div>5.84</div>	<div>49</div>	<div>4.72</div>	<div>34</div>	<div>41</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00 %</div>	<div>72.98 %</div>	<div>1</div>	<div>80.76 %</div>	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>72.89 %</div>	<div>61.88 %</div>	<div>31</div>	<div>68.18 %</div>	<div>50</div>	<div>49</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>81.43 %</div>	<div>77.72 %</div>	<div>48</div>	<div>80.32 %</div>	<div>44</div>	<div>43</div>	
% of 0-30% AMI Renters to All Renters***	<div>32.86 %</div>	<div>39.58 %</div>	<div>60</div>	<div>45.16 %</div>	<div>29</div>	<div>28</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>92.86 %</div>	<div>92.53 %</div>	<div>61</div>	<div>95.04 %</div>	<div>21</div>	<div>23</div>	
Overall Ranking:			In State: <div>26 / 92</div>	Nationally: <div>52</div>	<div>54</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$67,611</div>	<div>\$33,130</div>		<div>\$26,037</div>	<div>70</div> Units	<div>13.20 %</div>	
Homebuyer Unit	<div>\$33,186</div>	<div>\$20,348</div>		<div>\$14,755</div>	<div>352</div> Units	<div>66.30 %</div>	
Homeowner-Rehab Unit	<div>\$69,346</div>	<div>\$27,021</div>		<div>\$20,487</div>	<div>109</div> Units	<div>20.50 %</div>	
TBRA Unit	<div>\$0</div>	<div>\$2,819</div>		<div>\$3,225</div>	<div>0</div> Units	<div>0.00 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Joaquin County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$74,542	\$127,593	\$69,818
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	40.0	22.2	47.7	0.0
Black/African American:	6.2	5.1	9.2	0.0
Asian:	0.0	2.0	0.9	0.0
American Indian/Alaska Native:	0.0	0.9	1.8	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.7	3.7	0.0
Asian/Pacific Islander:	1.5	6.6	3.7	0.0

ETHNICITY:				
Hispanic	52.3	61.0	33.0	0.0

HOUSEHOLD SIZE:				
1 Person:	27.7	7.4	35.8	0.0
2 Persons:	16.9	12.3	25.7	0.0
3 Persons:	12.3	21.9	12.8	0.0
4 Persons:	15.4	22.8	14.7	0.0
5 Persons:	18.5	19.4	5.5	0.0
6 Persons:	7.7	11.4	2.8	0.0
7 Persons:	1.5	3.4	0.9	0.0
8 or more Persons:	0.0	1.4	1.8	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	4.6	14.8	22.9	0.0
Elderly:	24.6	0.3	35.8	0.0
Related/Single Parent:	52.3	17.9	16.5	0.0
Related/Two Parent:	16.9	63.0	22.0	0.0
Other:	1.5	4.0	2.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.9	0.3 #
HOME TBRA:	0.0	
Other:	10.8	
No Assistance:	72.3	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Joaquin County

State: CA

Group Rank: 52
(Percentile)

State Rank: 26 / 92 PJs

Overall Rank: 54
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	72.89	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.43	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	92.86	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.64	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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